



HAMPDEN TOWN COUNCIL MEETING
HAMPDEN MUNICIPAL BUILDING
MINUTES

MONDAY

AUGUST 16, 2021

6:00 P.M.

In Attendance:

Mayor Shelby Wright
Councilor Eric Jarvi
Councilor Mark Cormier
Councilor Ivan McPike
Councilor Allen Esposito
Councilor Peter Erickson
Councilor Christine Cubberley

Gayle C. Decker, Town Clerk
Clifton Iler, Town Planner
Christian Bailey, Public Safety Director
Michael Carroll, MRC Executive Director-Remotely
George Aronson, MRC Technical Consultant-Remotely
Other Members of the Public

Mayor Wright called the meeting to order at 6:00 p.m.

A. PLEDGE OF ALLEGIANCE

Mayor Wright led the Pledge of Allegiance.

B. APPROVAL OF THE AGENDA

Motion: *Councilor Cubberley moved to approve the agenda, seconded by Councilor McPike. Vote by roll call 6-0 with Councilor's Cubberley, Esposito, Jarvi, McPike, Cormier and Mayor Wright voting in the affirmative. (Councilor Erickson arrived a few minutes late).*

Resolution: 2021 – 162

C. CONSENT AGENDA

Motion: *Councilor McPike moved to accept the consent agenda as is, seconded by Councilor Jarvi. Vote by roll call 7-0 with all Councilor's voting in the affirmative.*

Resolution: 2021 – 163

1. SIGNATURES

2. COUNCIL MINUTES

- a. 8/2/2021 Council Meeting
- b. 8/9/2021 Council Workshop

3. COMMUNICATIONS

- a. Legal opinion regarding the proposed referendum
- b. Impaired Waters BMPs Information

4. COMMITTEE MINUTES

Note: Council will take a five-minute recess at 8:00 p.m.

D. PUBLIC COMMENTS

Town resident Bill Lippincott spoke on Casella making a deal with the Town and DEP, when DEP approved their expansion over 20 years ago, that they would bring the Landfill into compliance within a 30 year period after the Landfill closed, so people in Hampden wouldn't have to be worried about contaminated wells after Casella is gone. He stated that the Town needs to hold DEP and Casella to that deal. He sent a letter today addressing what needs to be done. Councilor Jarvi informed Town resident Lippincott that his concerns would be passed on to the Town Manager.

E. POLICY AGENDA

5. NEWS, PRESENTATIONS & AWARDS

- a. Presentation of MRC Director Michael Carroll with an update on the sale of Coastal Resources.

Michael Carroll, MRC Executive Director and George Aronson, MRC Technical Consultant were present remotely and gave a hi level review of the recent happenings at the facility. Where they currently are at is, no closing has happened, DTE has not finalized its financing.

6. PUBLIC HEARINGS

- a. Proposed Zoning Ordinance District Map Amendment.

Motion: *Councilor Jarvi moved to open the Public Hearing for the Proposed Zoning Ordinance District Map Amendment, seconded by Councilor Cubberley. Councilor Erickson abstained from the discussion and stepped down from the dais. Vote by roll call 6-0 with Councilor's Cubberley, Esposito, Jarvi, McPike, Cormier and Mayor Wright voting in the affirmative.*

Resolution: 2021 – 164

Clifton Ilver, Town Planner addressed the proposed amendment. He stated that last month this Zoning Map Amendment came before the Planning Board and that the Planning Board voting unanimously to recommend it to Council for vote and passage. For reference, the properties are located at 214 Coldbrook Road, parcel 09-0-029 and across the way on Coldbrook Road, parcel 17-0-002 The two parcels are split between Residential A and Rural Districts respectively on the Town Zoning Map the total area for the two parcels is 37.91 acres and the proposed use is the development of a hardware store and home building center with multi-unit leased space. Staff recommended Commercial service district use. Economic Development Director Amy Ryder spoke in favor at the Planning Board Meeting of the proposed zoning change for increase of development and tax revenue along the Coldbrook Road corridor.

Motion: *After public comment and Council discussion Councilor Cubberley made a motion to come out of public hearing, seconded by councilor Esposito. Vote by roll call 6-0 with Councilor's Cubberley, Esposito, Jarvi, McPike, Cormier and Mayor Wright voting in the affirmative.*

Resolution: 2021 – 165

Note: Council will take a five-minute recess at 8:00 p.m.

Motion: *Councilor Esposito made a motion to approve the Proposed Zoning Ordinance District Map Amendment, seconded by Councilor Cubberley. Vote by roll call 6-0 with Councilor's Cubberley, Esposito, Jarvi, McPike, Cormier and Mayor Wright voting in the affirmative.*

Resolution: 2021 - 166

7. NOMINATIONS - APPOINTMENTS - ELECTIONS

F. COMMITTEE REPORTS

Councilor Jarvi reported on the August 9th Council Workshop.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

I. MANAGER'S REPORT

J. COUNCILOR'S COMMENTS

Councilor Cubberley – No comment.

Councilor Erickson – No comment.

Councilor Esposito – When all of you are place disposing of your grass clippings and trimmings up towards the Transfer Station please be kind enough to back far enough in that you're not just forcing people drive over your clippings and refuse, try to be polite to someone else, common courtesy. Thank you.

Councilor Jarvi – No comment.

Councilor McPike – I was very pleased that MRC Director finally made a presentation to us, it's always referred to as the Hampden Plant and nothing else, so it's nice that Hampden and our viewers could finally find out directly from him the status and hopefully we can get something like that, it can be updated more currently than a year. Thank you.

Councilor Cormier – No comment.

Councilor Wright – No comment.

K. ADJOURNMENT

Meeting adjourned at 6:39

*Respectfully submitted,
Gayle C. Decker, Town Clerk*

